



CITIZEN HOTEL | 82 S STONE AVE, TUCSON, AZ, 85701 | 11.02.2020

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): CITIZEN HOTEL & SANDRECKONER TASTING ROOM

Property Address: 82 S STONE AVE, TUCSON, AZ 85701

Pima County Tax Parcel Number/s: 117-13-027A

Current Zoning: OCR-2, C-3

Applicable Overlay/ ☐ Infill Incentive District ☒ Rio Nuevo Area

Special Districts: ☐ Main Gate Overlay District ☐ Grant Road Overlay District

☐ Neighborhood Preservation Zone ☐ Historic Preservation Zone

Neighborhood Association (if any):

PROJECT TYPE (check all that apply):
New building on vacant land ☐ Change of use to existing building ☒ OFFICE USE TO HOTEL AND WINE TASTING ROOM
New addition to existing building ☐ New building on developed land ☐
Other LANDLORD IMPROVEMENT TO AN EXISTING BUILDING

Description of Proposed Use: HOTEL AND WINE TASTING ROOM

Number of Buildings and Stories/Height of Proposed Structure(s): 1 BUILDING, 3 STORIES

Site Area (sq ft): 5,435 SF EXIST. Area of Proposed Building (sq ft): 14,794 S.F. EXIST.

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List:

National Register District Please List:

Site is/includes: ☐ A contributing structure ☐ Non-contributing structure

☐ Is adjacent to a contributing structure ☐ Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: GRACE SCHAU

ROLE: ☐ Property owner ☐ Architect ☐ Engineer ☐ Attorney ☐ Developer

Other: AGENT

EMAIL: GRACE@A23STUDIOS.COM PHONE: 520.329.5455

ADDRESS: 711 E 9TH ST, TUCSON, AZ 85719

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): EQUILIBRIUM QOZB II C, LLC ATTN: MONIQUA LANE

PHONE: 520.400.8417

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT* MONIQUA LANE: 11.09.2020

*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

A | APPLICABILITY

B | PERMITTED USES AND BUILDING HEIGHTS

C | BUILDING DESIGN STANDARDS

- 1 BUILDING HEIGHT SHALL RESPECT THE SCALE OF THE BUILDINGS IN THE DEVELOPMENT ZONE.
- 2 NEW CONSTRUCTION SHALL BE CONSISTENT WITH THE PREVAILING SETBACK
- 3 ALL NEW CONSTRUCTION SHALL PROVIDE SCALE DEFINING ARCHITECTURAL ELEMENTS.
- 4 A MINIMUM OF 50% OF THE GROUND FLOOR LEVEL SHALL PROVIDE VISIBLE ACTIVITY.
- 5 THERE SHOULD BE NO PLANE OF A FACADE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF.
- 6 BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED AND GLARE CONTROLLED
- 7 EXTERIOR BUILDING AND WINDOW LIGHTING.
- 8 FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED.
- 9 MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF DOWNTOWN.
- 10 BUILDING SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS OF WAY FROM REFLECTED HEAT AND GLARE.
- 11 VEHICULAR PARKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS WITH PEDESTRIANS AND BICYCLES.
- 12 ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS.
- 13 COLORS SHALL CONFORM WITH THE OVERALL COLOR PALETTE AND CONTEXT OF DOWNTOWN.
- 14 NEW BUILDINGS SHALL USE MATERIALS THAT RELATE TO THE TRADITIONAL CONTEXT OF DOWNTOWN.
- 15 PROVIDE A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL WITHIN EACH BUILDING. PRIMARY PUBLIC ENTRANCES SHALL BE ACCESSED FROM A SIDE WALK ALONG THE STREET.

D | SITE DESIGN STANDARDS

- 1 VEHICULAR CIRCULATION
- 2 PARKING
- 3 PLAZAS AND OPEN SPACE
 - A PLAZAS AND PEDESTRIAN NODES
 - B VIEWSHED CORRIDORS
 - C LINKAGES (PHYSICAL AND VISUAL



EXISTING CONDITION: VIEW FROM INTERSECTION OF S STONE AVE AND W JACKSON ST



ARTIST RENDERING : VIEW FROM INTERSECTION OF S STONE AVE AND W JACKSON ST

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

A | APPLICABILITY

PROVISIONS ARE MANDATORY FOR PROPOSED DEVELOPMENT IN THE RNA
THIS PROJECT IS IN THE RIO NUEVO AREA.

B | PERMITTED USES AND BUILDING HEIGHTS

UNDERLYING ZONING STANDARDS APPLY INCLUDING PERMITTED LAND USE AND
BUILDING HEIGHTS
THIS USE IS PERMITTED AND THE PARAPET HEIGHT WILL NOT CHANGE.



ARTIST RENDERING : BIRD'S EYE VIEW

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

C | BUILDING DESIGN STANDARDS

- 1

BUILDING HEIGHT SHALL RESPECT THE SCALE OF THE BUILDINGS IN THE DEVELOPMENT ZONE.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING, THERE WILL BE NO CHANGE TO THE PARAPET HEIGHT.
- 2

NEW CONSTRUCTION SHALL BE CONSISTENT WITH THE PREVAILING SETBACK
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING, THERE WILL BE NO CHANGE TO THE BUILDING FOOTPRINT.
- 3

ALL NEW CONSTRUCTION SHALL PROVIDE SCALE DEFINING ARCHITECTURAL ELEMENTS.
NOT APPLICABLE, THIS IS AN EXISTING BUILDING. THERE ARE EXISTING SCALE DEFINING ARCHITECTURAL ELEMENTS.
- 4

A MINIMUM OF 50% OF THE GROUND FLOOR LEVEL SHALL PROVIDE VISIBLE ACTIVITY.
NOT APPLICABLE, THIS IS AN EXISTING BUILDING. THERE ARE EXISTING SCALE DEFINING ARCHITECTURAL ELEMENTS.
- 5

THERE SHOULD BE NO PLANE OF A FACADE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF.
NOT APPLICABLE, THIS PROJECT IS AN EXISTING BUILDING THAT DOES NOT HAVE AN UNINTERRUPTED 50' FACADE.
- 6

BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED AND GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING.
NOT APPLICABLE, EXTERIOR BUILDING FACADE IS EXISTING.
- 7

FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED.
BOTH OF THE FRONT DOORS ARE VISIBLE FROM THE STREET.
- 8

MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF DOWNTOWN.
THIS PROJECT HAS MINIMAL EXTERIOR CHANGES
- 9

BUILDING SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS OF WAY FROM REFLECTED HEAT AND GLARE.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.
- 10

VEHICULAR PARKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS WITH PEDESTRIANS AND BICYCLES.
NOT APPLICABLE. THIS PROJECT DOES NOT HAVE ON SITE PARKING.
- 11

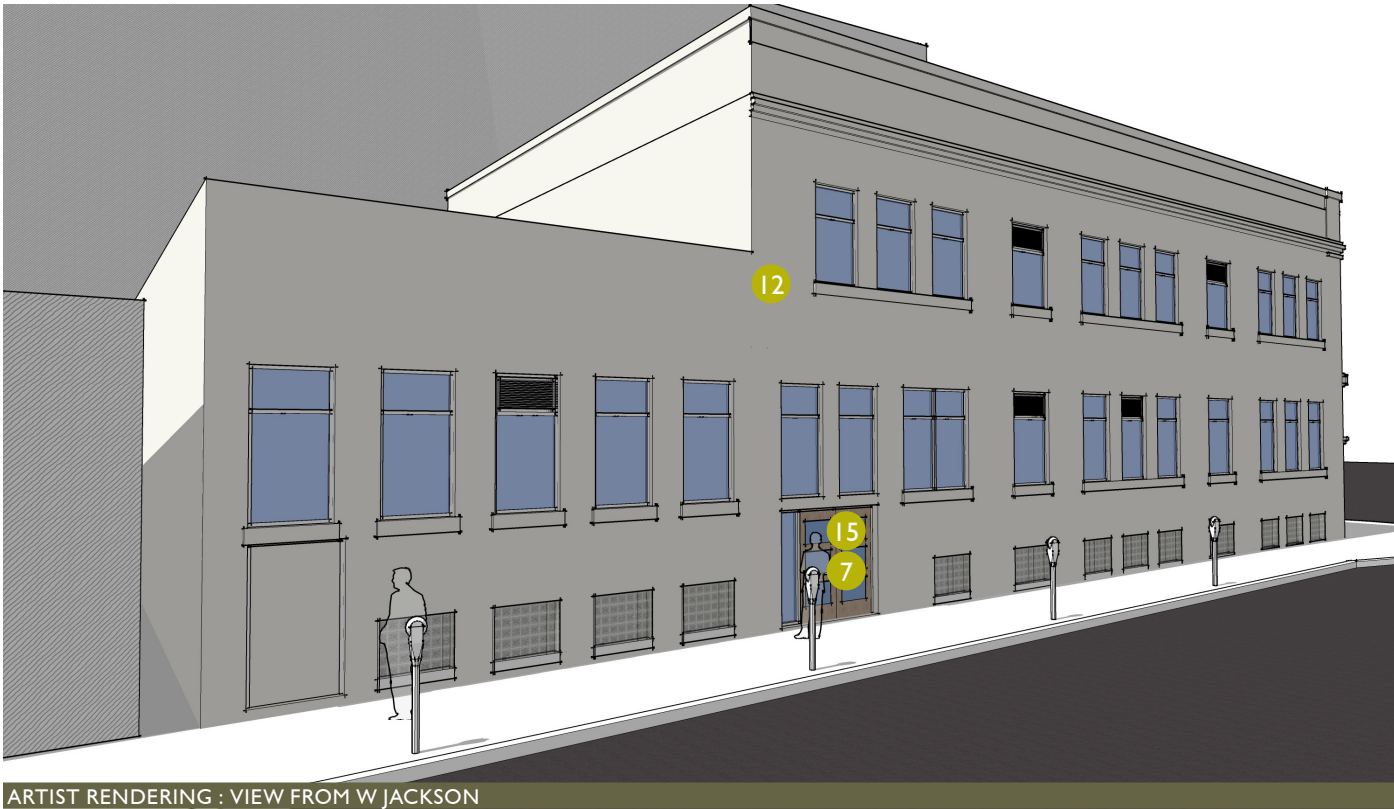
ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS.
NOT APPLICABLE. DUE TO THE EXISTING SITE CONDITIONS, THE BUILDING DOES NOT SHADE 50% OF THE SIDEWALK AND IT IS NOT FEASIBLE TO DO SO.
- 12

COLORS SHALL CONFORM WITH THE OVERALL COLOR PALETTE AND CONTEXT OF DOWNTOWN.
THIS PROJECT PROPOSES A NEW PAINT COLOR THROUGHOUT AS WELL AS NEW CANOPY AWNINGS ON THE FRONT.
- 13

NEW BUILDINGS SHALL USE MATERIALS THAT RELATE TO THE TRADITIONAL CONTEXT OF DOWNTOWN.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.
- 14

PROVIDE A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL WITHIN EACH BUILDING.
THIS PROJECT PROPOSES AN HOTEL AND WINE TASTING ROOM.
- 15

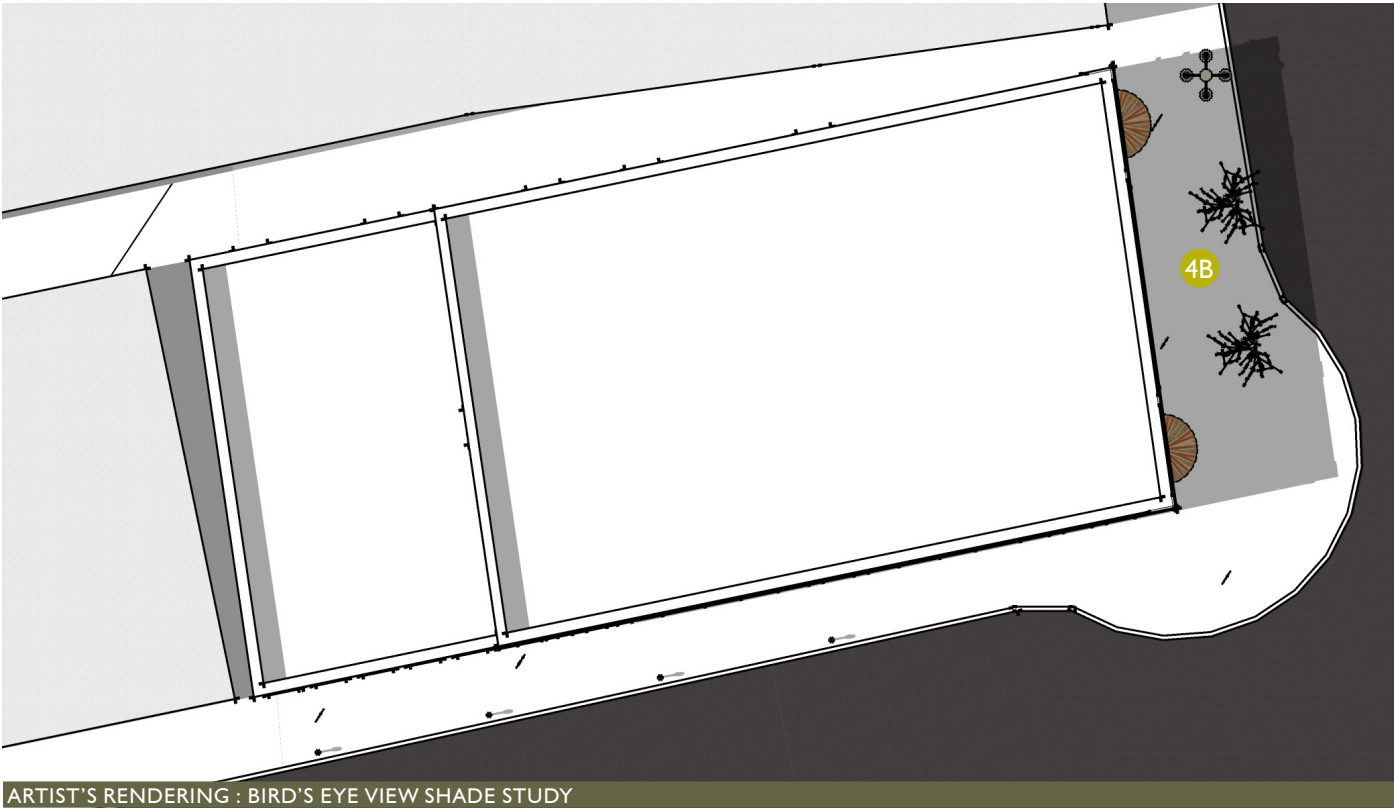
PRIMARY PUBLIC ENTRANCES SHALL BE ACCESSED FROM A SIDE WALK ALONG THE STREET.
BOTH ENTRANCES ARE FROM A SIDEWALK ALONG THE STREET.



5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

D | SITE DESIGN STANDARDS

- 1 VEHICULAR CIRCULATION
THIS PROJECT HAS NO ON SITE PARKING.
- 2 PARKING
THIS PROJECT HAS NO ON SITE PARKING.
- 3 PLAZAS AND OPEN SPACE
 - 3A PLAZAS AND PEDESTRIAN NODES
THIS PROJECT IS NOT NEW CONSTRUCTION.
 - 3B VIEWSHED CORRIDORS
THIS PROJECT DOES NOT PROPOSE TO CHANGE THE VIEWSHED.
 - 3C LINKAGES (PHYSICAL AND VISUAL)
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO NEIGHBORHOOD LINKAGES
- 4 STREETScape
 - 4A STREETScape DESIGN POLICY
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO THE STREETScape
 - 4B 50% OF ALL SIDEWALKS AND PEDESTRIAN PATHWAYS SHALL BE SHADED AT 2:00 PM ON JUNE 21
THE EXISTING BUILDING TAKES THE ENTIRETY OF THE PARCEL AND IT IS NOT FEASIBLE TO CREATE 50% SHADE CONDITION ON THE SOUTH OF THE SITE. THE SIDEWALK TO THE EAST OF THE SITE DOES MEET THE 50% REQUIREMENT.



5.8 “H” HISTORIC PRESERVATION ZONE (HPZ) AND “HL” HISTORIC LANDMARK (HL)

.9 | DESIGN STANDARDS

- A GENERALLY - ALTERATIONS TO A CONTRIBUTING PROPERTY WITHIN AN HPZ SHALL REFLECT THE ARCHITECTURAL STYLE AND CHARACTERISTICS OF THE EXISTING STRUCTURE.
- B HEIGHT - ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE CONSTRUCTED NO HIGHER THAN THE TALLEST CONTRIBUTING STRUCTURE WITHIN ITS DEVELOPMENT ZONE.
- C SETBACKS - ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL MAINTAIN THE PREVAILING STREET AND INTERIOR PERIMETER YARD SETBACKS.
- D PROPORTION - ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE CONSISTENT WITH THE PROPORTIONS OF THE EXISTING STRUCTURE AND PREVAILING PROPORTIONS OF THE DEVELOPMENT ZONE.
- E ROOF TYPES - ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL HAVE A ROOF COMPATIBLE IN CONFIGURATION, MASS AND MATERIAL TO THAT OF THE ARCHITECTURAL STYLE OF THE CONTRIBUTING STRUCTURE.
- F SURFACE TEXTURE - SURFACE TEXTURE OF ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE APPROPRIATE TO THE HISTORIC STYLE OF THE EXISTING STRUCTURE.
- G SITE UTILIZATION - SITE UTILIZATION OF ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE CONSISTENT WITH THE SITE UTILIZATION OF THE CONTRIBUTING PROPERTIES IN THE DEVELOPMENT ZONE
- H PROJECTIONS AND RECESSIONS - PROJECTIONS AND RECESSIONS OF A CONTRIBUTING PROPERTY, SUCH AS PORCHES, STEPS, AWNINGS, OVERHANGS, ENTRANCES AND WINDOWS, SHALL BE APPROPRIATE TO THE STYLE OF THE EXISTING STRUCTURE
- I DETAILS - ARCHITECTURAL DETAILS OF A CONTRIBUTING PROPERTY SUCH AS CORNICES, LINTELS, ARCHES, GRILLWORK, SHUTTERS, WINDOW AND DOOR TRIM AND CANALES, SHALL BE APPROPRIATE TO THE HISTORIC STYLE OF THE EXISTING STRUCTURE.
- J BUILDING FORM - SIZE, MASS AND SCALE OF ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE COMPATIBLE WITH THE EXISTING STRUCTURE AND WITH THE CONTRIBUTING PROPERTIES WITHIN THE DEVELOPMENT ZONE.
- K RHYTHM - THE PROPORTION, PATTERN AND RHYTHM OF OPENINGS OF ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE COMPATIBLE WITH THE THOSE OF THE EXISTING STRUCTURE AND THOSE OF THE CONTRIBUTING PROPERTIES IN THE DEVELOPMENT ZONE.
- L ADDITIONAL REVIEW STANDARDS - COLOR, LANDSCAPING, ENCLOSURES, UTILITIES
- M SIGNS - APPEARANCE, COLOR, SIZE, POSITION, METHOD OF ATTACHMENT, TEXTURE OF MATERIALS AND DESIGN OF SIGNS WITHIN AN HPZ SHALL BE IN KEEPING WITH THE COLLECTIVE CHARACTERISTICS OF STRUCTURES WITHIN THE DEVELOPMENT ZONE.



EXISTING CONDITION: VIEW FROM INTERSECTION OF S STONE AVE AND W JACKSON ST



ARTIST RENDERING : VIEW FROM INTERSECTION OF S STONE AVE AND W JACKSON ST

5.8 “H” HISTORIC PRESERVATION ZONE (HPZ) AND “HL” HISTORIC LANDMARK (HL)

.9 | DESIGN STANDARDS

- A** GENERALLY - ALTERATIONS TO A CONTRIBUTING PROPERTY WITHIN AN HPZ SHALL REFLECT THE ARCHITECTURAL STYLE AND CHARACTERISTICS OF THE EXISTING STRUCTURE.

THIS PROJECT DOES NOT PROPOSE ANY CHANGE THE ARCHITECTURAL STYLE.
- B** HEIGHT - ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE CONSTRUCTED NO HIGHER THAN THE TALLEST CONTRIBUTING STRUCTURE WITHIN ITS DEVELOPMENT ZONE.

THIS PROJECT DOES NOT PROPOSE ANY CHANGE TO THE BUILDING HEIGHT.
- C** SETBACKS - ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL MAINTAIN THE PREVAILING STREET AND INTERIOR PERIMETER YARD SETBACKS.

THIS PROJECT DOES NOT PROPOSE ANY CHANGE TO THE BUILDING FOOTPRINT.
- D** PROPORTION - ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE CONSISTENT WITH THE PROPORTIONS OF THE EXISTING STRUCTURE AND PREVAILING PROPORTIONS OF THE DEVELOPMENT ZONE.

THIS PROJECT DOES NOT PROPOSE ANY CHANGE TO THE BUILDING PROPORTION.
- E** ROOF TYPES - ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL HAVE A ROOF COMPATIBLE IN CONFIGURATION, MASS AND MATERIAL TO THAT OF THE ARCHITECTURAL STYLE OF THE CONTRIBUTING STRUCTURE.

THIS PROJECT PROPOSES IN KIND ROOF REPAIR BEHIND THE PARAPET ONLY.
- F** SURFACE TEXTURE - SURFACE TEXTURE OF ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE APPROPRIATE TO THE HISTORIC STYLE OF THE EXISTING STRUCTURE.

THIS PROJECT DOES NOT PROPOSE ANY CHANGE TO THE SURFACE TEXTURE.
- G** SITE UTILIZATION - SITE UTILIZATION OF ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE CONSISTENT WITH THE SITE UTILIZATION OF THE CONTRIBUTING PROPERTIES IN THE DEVELOPMENT ZONE

THIS PROJECT DOES NOT PROPOSE ANY CHANGE TO THE SITE UTILIZATION.
- H** PROJECTIONS AND RECESSIONS - PROJECTIONS AND RECESSIONS OF A CONTRIBUTING PROPERTY, SUCH AS PORCHES, STEPS, AWNINGS, OVERHANGS, ENTRANCES AND WINDOWS, SHALL BE APPROPRIATE TO THE STYLE OF THE EXISTING STRUCTURE

THIS PROJECT DOES NOT PROPOSE CHANGES TO THE BUILDING PROJECTIONS AND RECESSIONS.
- I** DETAILS - ARCHITECTURAL DETAILS OF A CONTRIBUTING PROPERTY SUCH AS CORNICES, LINTELS, ARCHES, GRILLWORK, SHUTTERS, WINDOW AND DOOR TRIM AND CANALES, SHALL BE APPROPRIATE TO THE HISTORIC STYLE OF THE EXISTING STRUCTURE.

THIS PROJECT PROPOSES MINIMAL CHANGES TO THE ARCHITECTURAL DETAILS
- J** BUILDING FORM - SIZE, MASS AND SCALE OF ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE COMPATIBLE WITH THE EXISTING STRUCTURE AND WITH THE CONTRIBUTING PROPERTIES WITHIN THE DEVELOPMENT ZONE.

THIS PROJECT DOES NOT PROPOSE CHANGES TO THE BUILDING FORM.
- K** RHYTHM - THE PROPORTION, PATTERN AND RHYTHM OF OPENINGS OF ALTERATIONS TO A CONTRIBUTING PROPERTY SHALL BE COMPATIBLE WITH THE THOSE OF THE EXISTING STRUCTURE AND THOSE OF THE CONTRIBUTING PROPERTIES IN THE DEVELOPMENT ZONE.

THIS PROJECT PROPOSES MINIMAL CHANGES TO THE RHYTHM OF OPENINGS.
- L** ADDITIONAL REVIEW STANDARDS - COLOR, LANDSCAPING, ENCLOSURES, UTILITIES

THIS PROJECT PROPOSES A CHANGE TO THE BUILDING COLOR.
- M** SIGNS - APPEARANCE, COLOR, SIZE, POSITION, METHOD OF ATTACHMENT, TEXTURE OF MATERIALS AND DESIGN OF SIGNS WITHIN AN HPZ SHALL BE IN KEEPING WITH THE COLLECTIVE CHARACTERISTICS OF STRUCTURES WITHIN THE DEVELOPMENT ZONE.

SIGNAGE IS NOT INCLUDED IN THIS PROPOSAL.



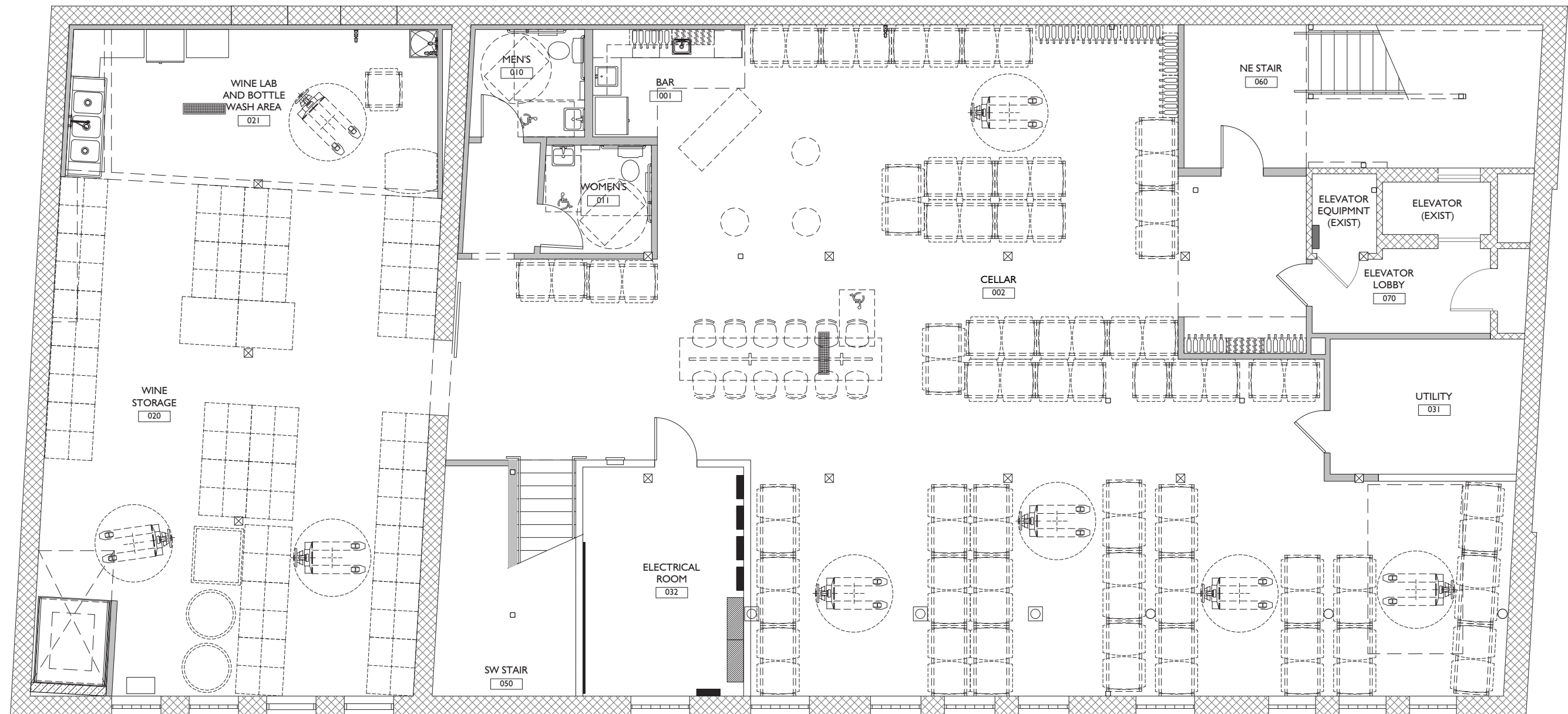
EXISTING CONDITION: VIEW FROM INTERSECTION OF S STONE AVE AND W JACKSON ST

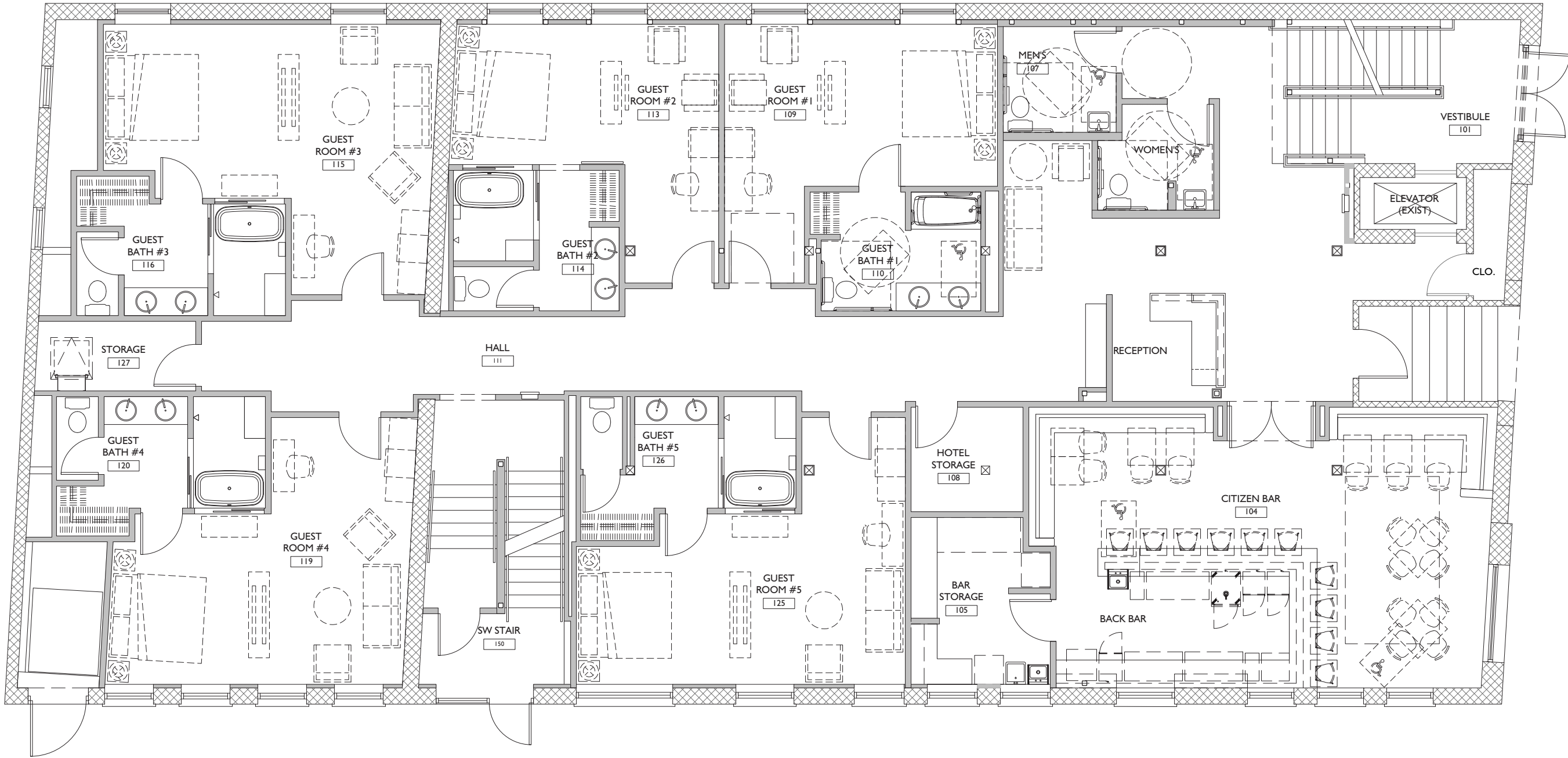


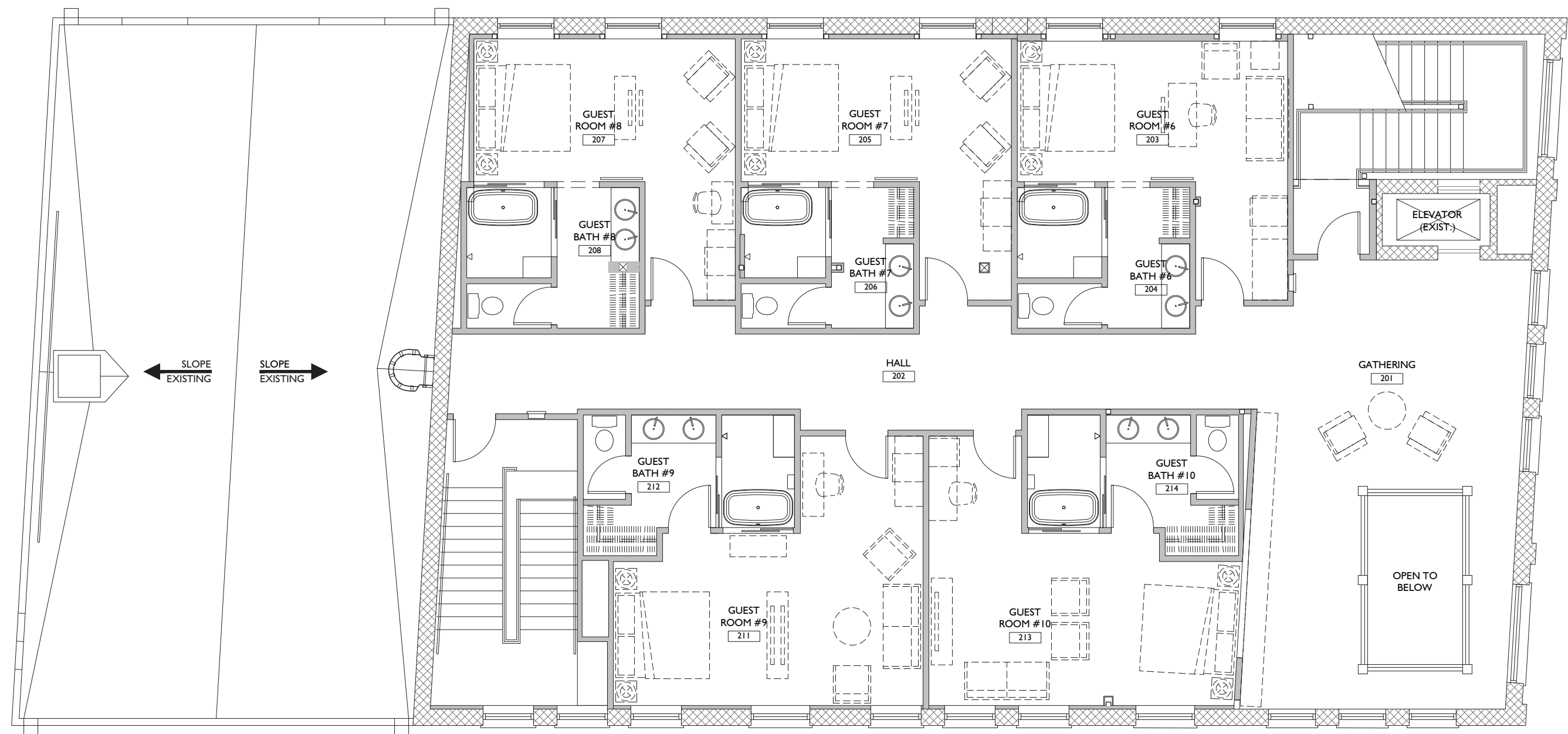
ARTIST RENDERING : VIEW FROM INTERSECTION OF S STONE AVE AND W JACKSON ST













(E) PARAPET HEIGHT
35'-0" A.F.G.

(E) PARAPET HEIGHT
21'-8" A.F.G.

(E) SECOND FLOOR
16'-0" A.F.G.

(E) GROUND FLOOR
3'-6" A.F.G.

Sidewalk @ Entry





ARTIST RENDERING : BIRD'S EYE VIEW



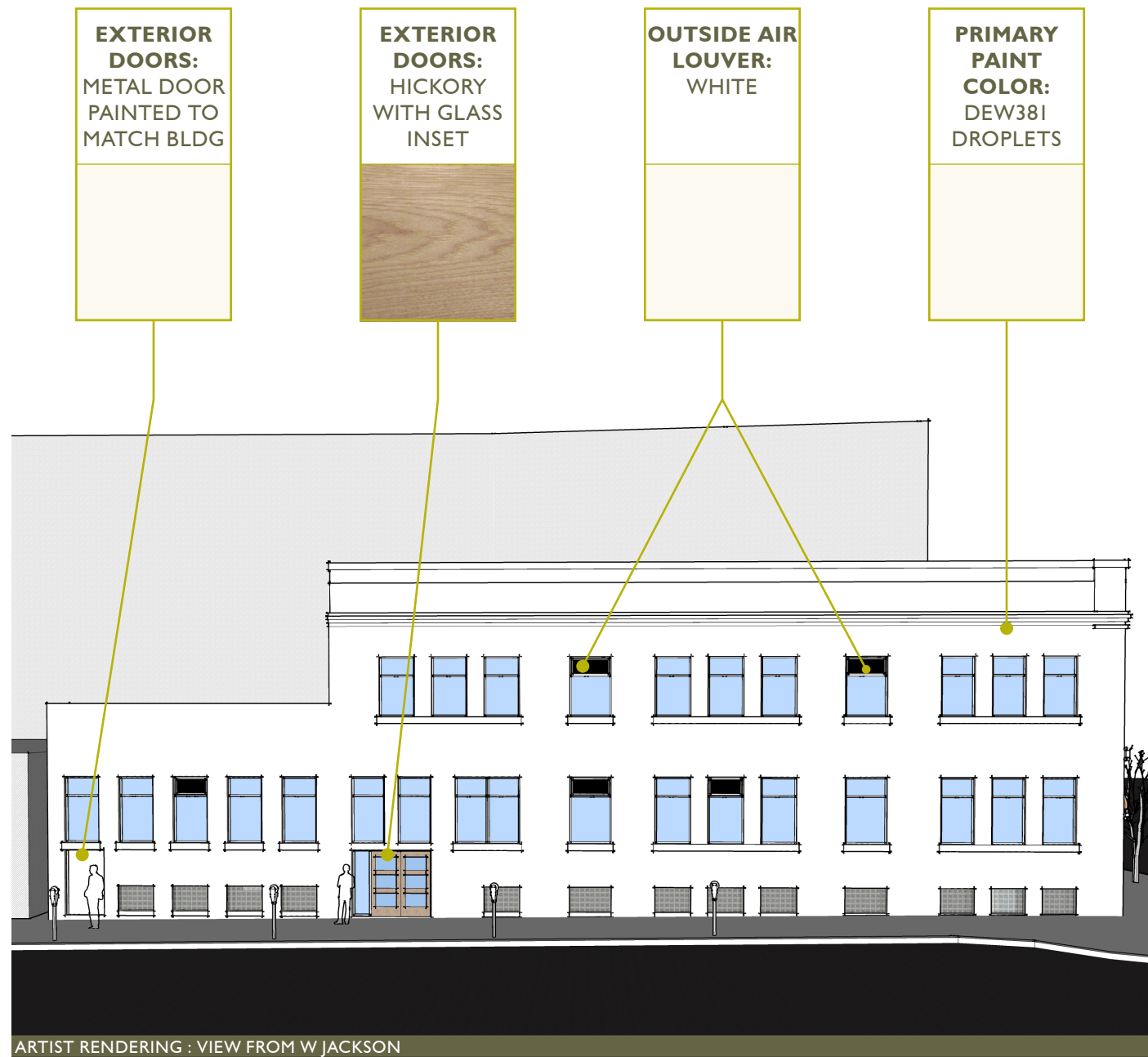
A | ARTIST'S RENDERING : VIEW FROM W JACKSON



B | ARTIST'S RENDERING : VIEW FROM INTERSECTION OF JACKSON AND STONE



C | ARTIST RENDERING : VIEW FROM S STONE



ZONING REVIEW COMMENTS

FROM: SAMUEL ROGERS
PDSZ ZONING REVIEW SECTION

PROJECT: T20CM06888 (PROJECT NUMBER)
TI: HOTEL AND WINE TASTING ROOM (1ST REVIEW)
82 S STONE AV.

TRANSMITTAL DATE: 11/03/2020

DUE DATE: 11/05/2020

COMMENTS: PLEASE RESUBMIT REVISED DRAWINGS AND ANY REDLINED PLANS ALONG WITH
A DETAILED RESPONSE LETTER, WHICH STATES HOW ALL ZONING REVIEW SECTION COMMENTS
WERE ADDRESSED.

01. COMMENT: THIS STRUCTURE IS IN THE RIO NUEVO AND IS PROPOSING FAÇADE CHANGES. RIO
NUEVO REVIEW WILL BE REQUIRED. ALL EXTERIOR CHANGES MUST REVIEWED RIO NUEVO DESIGN
REVIEW BOARD.

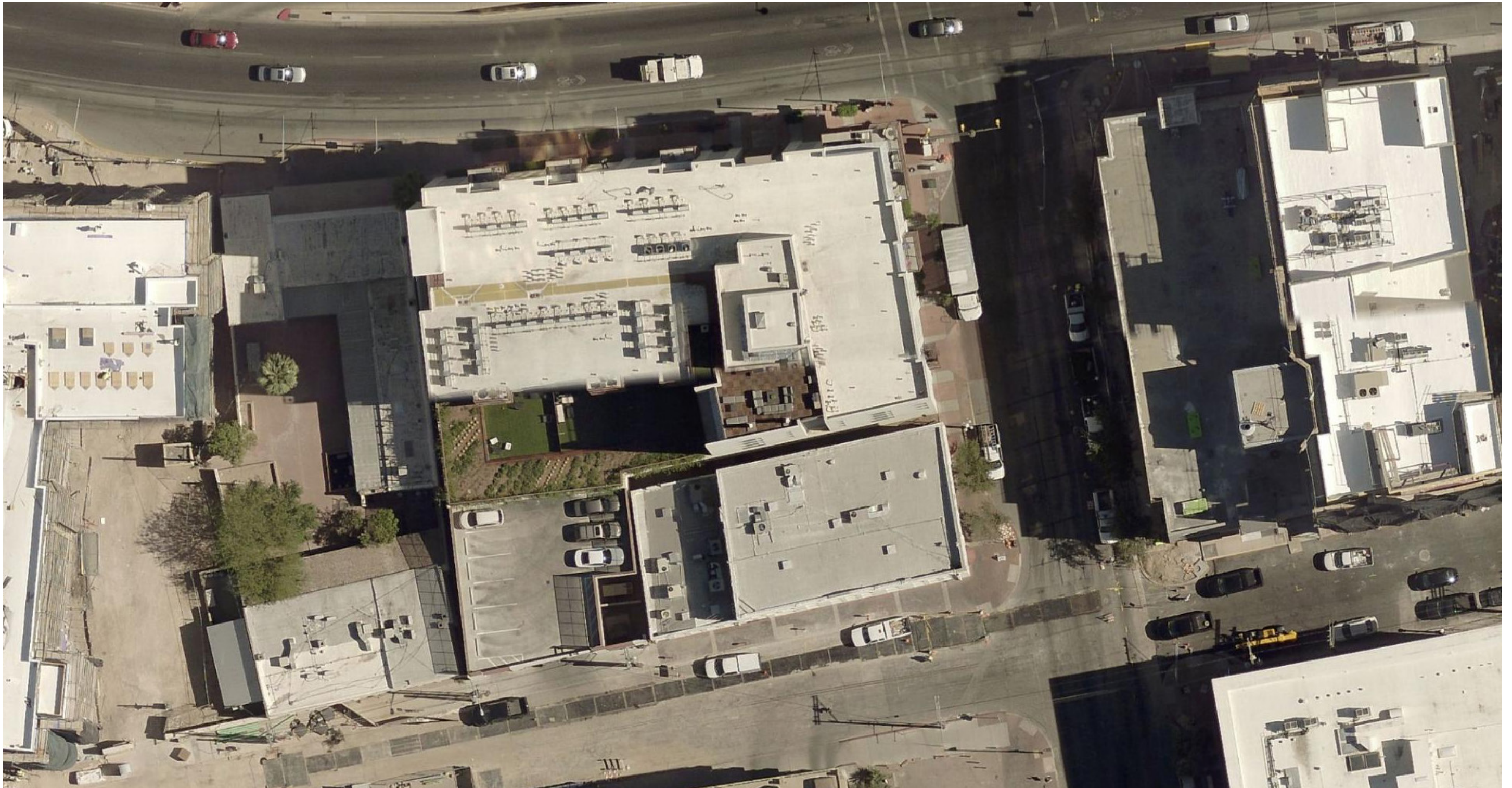
02. COMMENT: ADD THE RIO NUEVO APPLICATION NUMBER (T20SAXXXXX) WHEN IT IS ASSIGNED
ON OR ADJACENT TO THE TITLE BLOCK.

IF YOU HAVE ANY QUESTIONS ABOUT THIS TRANSMITTAL, CONTACT SAMUEL ROGERS AT
SAMUEL.ROGERS@TUCSONAZ.GOV

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: REVISED BUILDING PLANS

DOCUMENTATION OF NEIGHBORHOOD MEETING

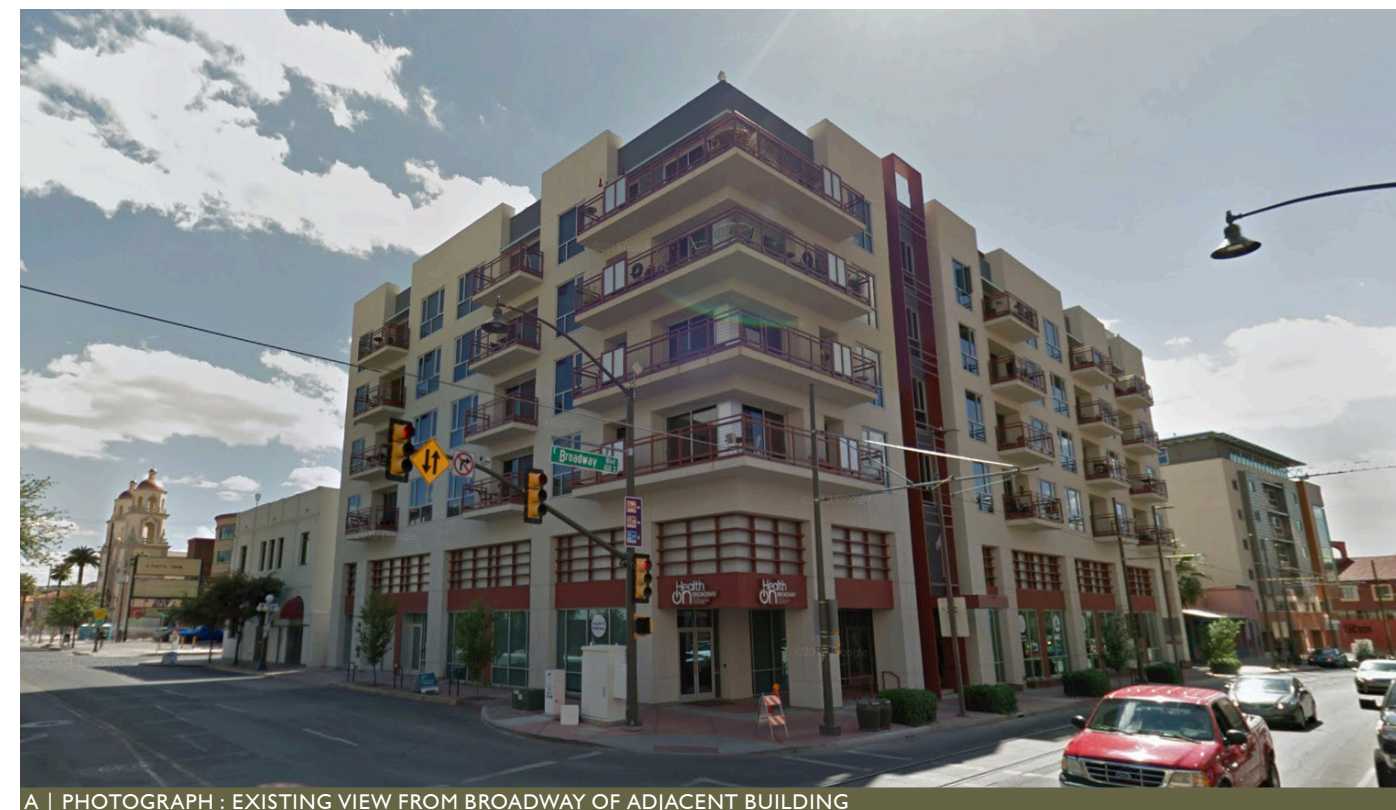
NOT APPLICABLE. A NEIGHBORHOOD MEETING WAS NOT REQUIRED AT FOR THIS REVIEW.







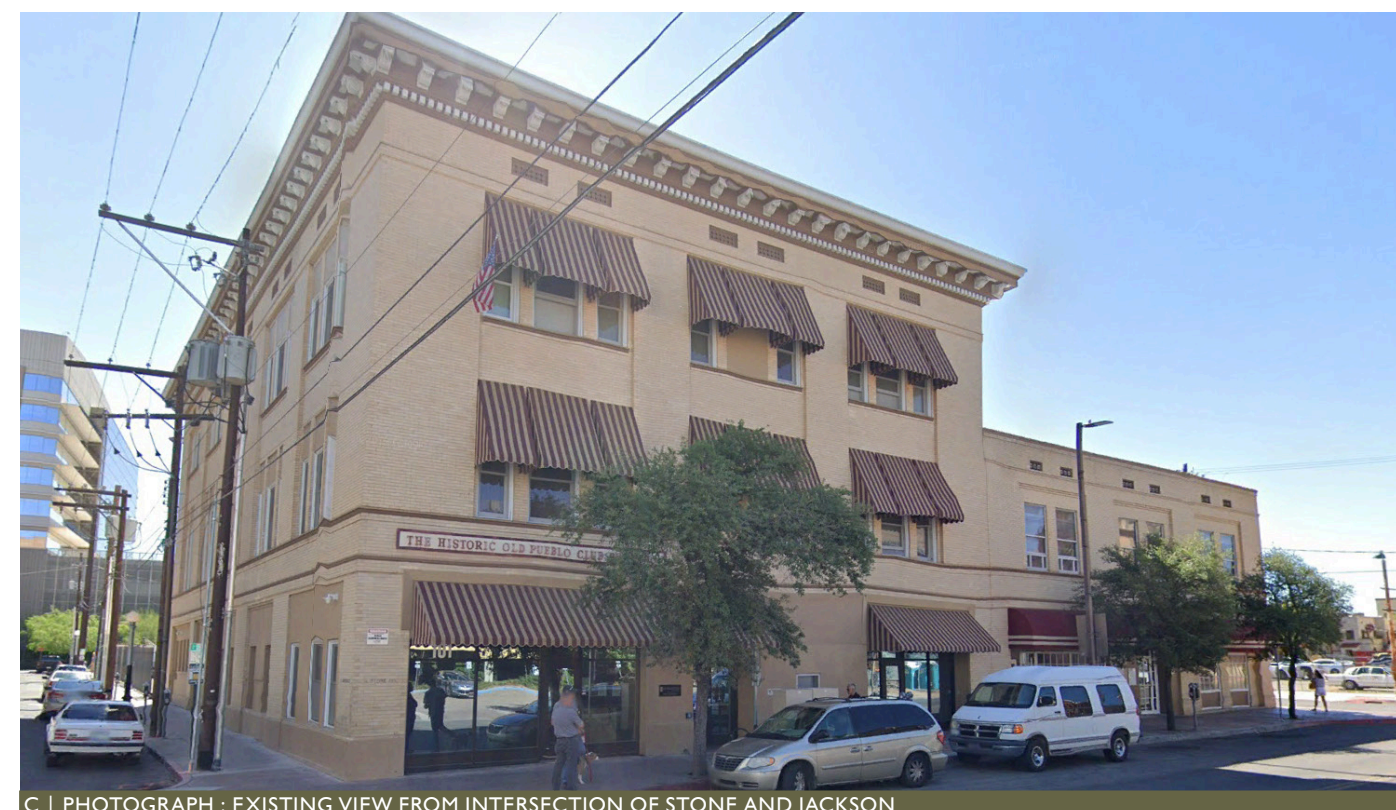
AERIAL PHOTOGRAPH



A | PHOTOGRAPH : EXISTING VIEW FROM BROADWAY OF ADJACENT BUILDING



B | PHOTOGRAPH : EXISTING VIEW FROM INTERSECTION OF STONE AND JACKSON



C | PHOTOGRAPH : EXISTING VIEW FROM INTERSECTION OF STONE AND JACKSON

PHOTOGRAPHS OF PRECEDENT EXAMPLES

NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.

PIMA COUNTY ASSESSOR'S DETAIL

Property Address			
Street Number	Street Direction	Street Name	Location
80	S	STONE AV	Tucson
82	S	STONE AV	Tucson

Contact Information	
Property Owner Information:	Property Description:
82STONE LLC PO BOX 87408 TUCSON AZ 85754-8740	TUCSON S50' LOT 1 & SE PNT LOT 2 BLK 215

Noticed Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	COMMERCIAL (1)	18.0	\$135,788	\$1,144,350	\$1,280,138	\$1,216,913	\$219,044
2021	COMMERCIAL (1)	18.0	\$135,788	\$1,166,873	\$1,302,661	\$1,277,759	\$229,997

Property Information	
Section:	13
Town:	14.0
Range:	13.0E
Map & Plat:	3/70
Block:	215
Tract:	
Lot:	00001
Land Measure:	5,425.00F
Group Code:	000
Census Tract:	100
Use Code:	1512 (OFFICE BUILDING 2 STORY)
File Id:	1
Date of Last Change:	7/17/2019

Sales Information 2							
Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20191430350	1	5/2019	Commercial/Industrial	\$1,450,000	\$1,507,621	N	X DLM
20002080535	1	7/2000	Commercial/Industrial	\$553,500	\$553,500	N	X JAC DEED: Special Warranty Deed

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044	01020201	03070	30

PIMA COUNTY ASSESSOR'S DETAIL CONTINUED

Recording Information 4				
Sequence No.	Docket	Page	Date Recorded	Type
20191430350	0	0	5/23/2019	WTDEED
20123630455	0	0	12/28/2012	WTDEED
20002080535	11412	1754	10/26/2000	
0	8945	3343	12/31/1990	

Commercial Characteristics							
Property Appraiser: Mark Baudendistel Phone: (520) 724-7458							
Commercial Summary							
Interface	Total Sq Ft	Cost Value	CCS Override			Market Override	
Y	14,721	\$592,829	\$0			\$1,166,873	
Commercial Detail							
SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1913	151/3	0000000	9,271	\$1,246,402	\$463,662	BUSINESS OFFICE
001-002	1913	151/3	0000000	5,450	\$347,224	\$129,167	BUSINESS OFFICE

Permits 5											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T01CM00691	CALT ~ FINAL	02/20/2001	04/10/2001	TUC	\$44,000	3,527		08/24/2015	08/24/2015		0
	Description: TI:OFFICE										
T20CM03498	CALT ~ ISSUED	06/24/2020		TUC	\$20,000	14,794	3/*				
	Description: INTERIOR DEMO										
T03CM01047	CALT ~ FINAL	06/18/2003	11/17/2003	TUC	\$150,000	600	3/*	07/24/2007			0
	Description: RENOVATION/ADD NEW ELEVATOR & LOBBY AREA										
T02BU02209	COTH ~ FINAL	08/09/2002	09/24/2002	TUC	\$2,240	0					
	Description:										
T02CM02466	CALT ~ FINAL	07/17/2002	10/09/2002	TUC	\$130,000	5,292		08/24/2015	08/24/2015		0
	Description: TI:COPE BEHAVIORAL SERVICES										

Notes 5	
Created: 7/24/2019 Modified: 7/24/2019	TRCNo 1904966: 2019 Adjustment for change in Exemption amount(s)
Created: 8/24/2015 Modified: 8/24/2015	2017N No change to use code 1512. No change to Land/IMP class 1/0. Updated CCS IMP 001-001 from 9141 SF to 9271 SF. Updated IMP 001-002, components. Created APEX/ Photos in Book-Map
Created: 7/27/2002 Modified: 7/31/2002	change to 1512, SALE AFFIDAVIT OF 10/2000 APPEARS IN ERROR, SPOKE TO COMPS MANAGER, ADDITIONAL 300,000 PAID SEE ALL OF COMPS INFO FOR DETAILS, APPRAISED AT 900,000 ACC TO COMPS.
Created: 7/31/2002 Modified: 7/31/2002	correct sf from 9171 to 9141 based on drawing, also building has 5450 sf finished basement.
Created: 7/11/2002 Modified: 7/11/2002	'02 NOE "300" ~ PER G. GUTIERREZ, PARCEL IS EXEMPT PER A.R.S. 42-11107



PHOTOGRAPH OF TUCSON CITIZEN FROM STONE



PHOTOGRAPH OF FROM INTERSECTION OF STONE AND JACKSON



PHOTOGRAPH LOOKING NORTH ON STONE



PHOTOGRAPH LOOKING SOUTH DOWN STONE FROM BROADWAY